COST ESTIMATES REPORT

The following estimates include an overall project budget estimate for each building renovation scenaro as well as a detailed line-item construction cost estimate for the core & shell renovation work (item # 11 in the overall estimate) contained in the overall budget estimate. We have also included a "Clarifications and Assumptions" matrix that describes the various assumptions associated with the scope items that make up each scenario.

We have assumed a construction start of 2006 and have therefore included a cost escalation factor for construction of 2.5% per year.

Long Beach City Hall East Overall Budget Estimate

Griffin Advisors

roject: Long Beach City Hall East - "Baseline" Building Renovation Scenario Concept Budget Estimate

Date: 19 Dec 03

Task Description	Total Budget	Comments
1 ALTA SURVEY/ TENTATIVE/FINAL PARCEL MAPS	NIC	not required
1 ALTA SURVET/ TENTATIVE/FINAL PARCEL MAPS	INIC	Inot required
2 TRAFFIC STUDY	NIC	not required
3 ENVIRONMENTAL AND GEOTECHNICAL	15,000	Environmental Phase I/II. Asbestos abatement survey, excludes geotechnical
4 A/E DESIGN THRU COMPLETION CONSTRUCTION DOC'S		
A/E BASIC SERVICES	609,947	LPA
CIVIL ENGINEERING	EXCL	
LANDSCAPE	INCL	
MECH/PLUMBING	INCL	
STRUCTURAL	INCL	
ELECTRICAL	INCL	
GRAPHICS AND SIGNAGE	25,000	
SECURITY	INCL	
LIGHTING	INCL	
HARDWARE	INCL	
A/E Reimbursables	42,696	
5 LEGAL:	20,000	Allowance
6 OST ESTIMATING/VALUE ENGINEERING/SCHEDULING	50,000	
Reimburseables	10,000	
7 PROGRAM MANAGEMENT	511,644	
Reimburseables	10,000	
rigili Dui seables	10,000	
8 CITY OF LONG BEACH FEES	141,540	\$1/sf
OTT OF EONG BEACHT EES	141,540	ψ 17-01
9 TESTING & INSPECTION	50;829	1% of hard costs
0 FINANCING (POINTS/INTEREST/FEES)	NIC	
Financing (Points/Interest/Pees)	INIC	
Subtotal Soft Costs =	1,486,656	
1 CONSTRUCTION COST - Core & Shell	5,082,895	per budget estimate Howard S. Wright Construction Co., see attached cost breakdown
ESCALATION		assumes 2.5% per year
Tenant Improvements	4,216,782	\$40/sf Allowance inloudes A/E, assumes 15% core factor
2 Asbestos abatement	1,291,400	\$10/sf, 4th floor completed (12,400 sf)
Subtotal =	12,335,055	
3 CONTINGENCY @ 10%	1,233,505	
	1,200,300	
TOTAL ≃	\$13,568,560	
E E	\$96	l /ef

Notes:

^{1.} Cost esdealation for construction is included and assumes a 2006 start



 PROJECT:
 100 LONG BEACH BLVD
 ESTIMATOR:
 AL

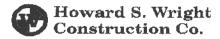
 LONG BEACH CITY HALL
 BASEMENT:
 16869 ARCHITECT:
 LPA

 OWNER:
 GRIFFIN-STRUCTURES-INC.
 1ST:
 22950
 DATE:
 12/09/03

DATE: 12/09/03 2ND TO 10TH: 108486 GROSS SE-141.540 Quantity U/M Unit Price Total DIVISION 1-GENERAL REQUIREMENTS 141,540 SF 1.00 141,540 DIVISION 2-SITE CONSTRUCTION 141,540 SF 1.44 203,850 DIVISION 3-CONCRETE 141,540 \$F 0.21 30,000 DIVISION 4-MASONRY 141,540 SF 0.00 **DIVISION 5-METALS** 141,540 SF 0.71 100,800 DIVISION 6-WOOD AND PLASTICS 141,540 SF 0.37 52,500 DIVISION 7-THERMAL AND MOISTURE PROTECTION 141,540 SF 0.36 50,300 **DIVISION 8-DOORS AND WINDOWS** 141,540 ŞF 1.43 202,000 DIVISION 9-FINISHES 141.540 SF 3.99 564.530 **DIVISION 10-SPECIALTIES** 141,540 \$F 116,250 0.82 **DIVISION 11-EQUIPMENTS** 141,540 \$F 0.00 DIVISION 12-FURNISHING 141,540 ŞF 0.00 DIVISION 14-CONVEYING SYSTEM 141,540 SF 2.90 410,000 DIVISION 15-MECHANICAL 141.540 SF 14.08 1,993,280 DIVISION 16-ELECTROAL 141,540 SF 1.80 255,371 SUBTOTAL 4,120,421 GENERAL CONDITIONS 360,000 SUB GUARD INSURANCE 1.00% 41,204 SUBTOTAL 4,521,625 INSURANCES 1.00% 45.216 SUBTOTAL 4,566,841 FEE 6.00% 274,010 SUBTOTAL 4,840,852 CONTINGENCY 5.00% 242,043 **TOTAL PROJECT** 5,082,895

COST PER SF

35.91



	PRELIMINARY BUDGET	- BASELIN	NE SCEI	NARIO		
PROJECT: OWNER:	100 LONG BEACH BLVD LONG BEACH CITY HALL GR:FFIN-STRUCTURES-INC.	BASEMENT: 1ST: 2ND TO 10TH:	16869 / 22950 108486	ESTIMATOR: ARCHITECT: DATE: GROSS SF;	AL LPA 12/09/03	141,540
		Quantity	U/M	Unit Price	Total	
DIVISION CLEAN	1-GENERAL REQUIREMENT					
022 111	Rough Clean Up Dumpster Final Clean	141,540 141,540 141,540	SF	0.50 0.25 0.25		70,770 35,385 35,385
	DIVISION	1-GENERAL REC	QUIREMENT		4	141,540
DIVISION	2-SITE CONSTRUCTION					
	All drinking fountains to be hi-lo configuration (with wing barrier as needed)-DEMO-1/level Public phones to be removed or lowered to be in compliance	10	EA LS	50.00 500.00		500 500
	Complete restroom renovation-DEMO-Fixtures, walls & foor		FLOOR	2.500.00		25,000
	Demo		FLOOR	11,500.00		15.000
	Remove wood sleepers from roof		LS	350.00		350
	Entryway paving to be repaired Entryway landscaping to be replaced with a check of the		ALLOW	10,000.00		10,000
	irrigation, drainage and waterproofing Remove storage areas from parking structure		ALLOW LS	50,000.00 2,500.00		50,000 2,500
	ISIVIA	ON 2-SITE CONS	TRUCTION			03,850
DIVISION	3-CONCRETE					
CONCIN	All walkways at entries and exits to be brought into compliance Entry Paving Repair-Misc		ALLOW ALLOW	22,500.00 7,500.00		22,500 7,500
		DIVISION 3-0	CONCRETE	•		30,000
DIVISION	4-MASONRY					

DIVISION 4-MASONRY



ESTIMATOR: AL PROJECT: 100 LONG BEACH BLVD

BASEMENT: LONG BEACH CITY HALL 16869 ARCHITECT: LPA DATE: 12/09/03 GROSS SE: OWNER: GRIFFIN-STRUCTURES-INC. 22950

	2ND TO 10TH:	108486	GROSS SF:	141,540
	Quantity	U/M	Unit Price	Total
DIVISION 5-METALS				
METAL FABRICATION				
All drinking fountains to be hi-lo configuration (with wing barrier as				
needed)-RAILING-1/level	10	EA	560.00	5,600
Emergency stairs to receive compliant raitings-MOD!FY HANDRAIL and contrast striping.	20	FLIGHT	360.00	7,200
Emergency stairs to receive compliant railings-MODIFY	20	LIGITI	030.00	,,200
GUARDRAIL.	20	FLIGHT	2,500.00	50,000
Emergency stairs to receive compliant railings-and contrast	0.0	CLOUR	100.00	2.000
striping-STRIPING AT THREAD. Countertop Support		FLIGHT FLOOR	100.00 1,100.00	2,000 11.000
Entryway trelfis to be reinforced		ALLOW	25,000.00	25,000
				· <u>-</u>
	DIVISION	15-METALS		100,800
	217101011			
PRINCIPLI AMONDA AMBRITANTION				
DIVISION 6-WOOD AND PLASTICS				
ROUGH FRAMING Misc blocking	10	FLOOR	1.750.00	17,500
FINISH CARPENTRY & INTERIOR ARCH WOODWORK	10	FLOOR	1,730.00	17,000
Complete restroom renovation-COUNTERTOP-Fixtures, walls &				
ficor	20	SET	1,750.00	35,000
				-
DIVISIO	ON 6-WOOD AND	PLASTICS		52,500



PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

LONG BEACH CITY HALL BASEMENT: 16869 ARCHITECT: LPA

OWNER: GRIFFIN-STRUCTURES-INC. 1ST: 22950 DATE, 12/09/03

2ND TO 10TH: 108486 GROSS SF: 141,540

	ZND TO TOTAL	100400	GRUSS SF.	141,540
	Quantity	U/M	Unit Price	Total
IVISION 7-THERMAL AND MOISTURE PROTECT	ION			
WATERPROOFING				
Replace existing plumbing fixture w/ new-WATERPROOFING	2,560	SF	4.75	12,160
BUILDING INSULATION	,			
Complete restroom renovation-INSULATION BUILT UP ROOFING	10	FLOOR	624.00	6,240
Remove wood sleepers from roof-PATCH ROOF FLASHING & SHEETMETAL	1	ALLOW	3,500.00	3,500
Repair mildew damage at parking structure venting SEALANT	1	ALLOW	25,000.00	25,000
Caulking at door frame	170	SET	20.00	3,400
DIVISION 7-THERMAL	. AND MOISTURE PR	OTECTION		50.300
VISION 8-DOORS AND WINDOWS				
DOOR/FRAME/HARDWARE				
All doors to receive ADA compliant hardware closers-REPLA DOOR/FRAME.15 set/level Replace existing plumbing fixture w/ new-VESTIBULE DOOR	150	SET	1,200.00	180,000
set/level		ŞET	1,100.00	22,000
DIVI	SION 8-DOORS AND	WINDOWS		202.000



PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

LONG BEACH CITY HALL

16869 ARCHITECT:

LPA

OWNER: GRIFFIN-STRUCTURES-INC.

1ST:

BASEMENT:

22950

DATE: 12/09/03

OWNER:	GRIPFIN-STRUCTURES-INC.	2ND TO 10TH:	108486	GROSS SF:	141,540
		Quantity	U/M	Unit Price	Total
DIMEIOR	9-FINISHES				
PLAS					
1 LAO	Infill stainvell to create vestibule	2,240	SF	32.00	71,680
GYPS	UM BOARD				
	All drinking fountains to be hi-lo configuration (with wing barrier as		EΑ	320.00	3,200
	needed)-BACKING-1/level All doors to receive ADA compliant hardware closers-FRAME.	10	EA	320.00	5,200
	OPENING-15 set/level	150	set	200.00	30,000
	Complete restroom renovation-FRAMING-Wall & ceiling	10	FLOOR	10,664.00	106,640
	Fire Protection-Wall Finishes Repair Work associates w/ Fire				
	Protection work-Ground Level	1	FLOOR	1,500.00	1,500
	Fire Protection-Wall Finishes Repair Work associates w/ Fire				
	Protection work-2nd to 10th	9	FLOOR	750.00	6,750
	Fire Protection-Ceiling Finishes Repair Work associates w/ Fire Protection work-Ground Level	4	EL OOB	0.000.00	3 000
	Fire Protection Ceiling Finishes Repair Work associates w/ Fire	1	FLOOR	3,000.00	3,000
	Protection work-2nd to 10th	9	FLOOR	2,000.00	18,000
	HVAC-Wall Finishes Repair Work associates w/ Fire Protection	· ·	1 2001.	2,000.00	,,,,,,
	work-Ground Leve:	1	FLOOR	10,000.00	10,000
	HVAC-Wall Finishes Repair Work associates w/ Fire Protection				
	work-2nd to 10th	9	FLOOR	9,000.00	81,000
	HVAC-Ceiling Finishes Repair Work associates w/ Fire		5,005	0.000.00	0.000
	Protection work-Ground Level HVAC Ceiling Finishes Repair Work associates w/ Fire	1	FLOOR	2,800.00	2,800
	Protection work-2nd to 10th	a	FLOOR	1.800.00	16,200
	LOVAC Detect shaft for amoles control a strom	_			
0554	HVAC-Rated shaft for smoke control system	10	FLOOR	2,040.00	20,400
CERA	MIC TILE				400.400
40011	Complete restroom renovation- CERAMIC TILE-Wall & ceiling	10	FLOOR	10,240.00	102,400
ACOU	STICAL CEILING Clean and repair all ceilings in all public areas.	10	FLOOR	1,650.00	16,500
CARPI		10	LOOK	1,030.00	-
	Clean and repair all flooring and ceilings in all public areas.	10	FLOOR	2,500.00	25,000
PAINT					-
	All drinking fountains to be hi-lo configuration (with wing barrier as needed)-PAINT-1/level	10	EA	150.00	1,500
	All doors to receive ADA compliant hardware closers-PAINT	10	EA	130.00	۲,500
	DOOR & FRAME-15 set/level	150	SET	120.00	18,000
	A LUCY CONTRACTOR NO WALL A DOOD				
	Complete restroom renovation-PAINT CEILING, WALL & DOOR	10	FLOOR	496.00	4,960
	Clean and repair all wall revering and soilings in all public areas.	10	FLOOR	2,000.00	20,000
	Clean and repair all wall covering and ceilings in all public areas.	10	FLOOR	2,000.00	20,000
FRP					
	FRP at Janitor Closet	10	FLOOR	500.00	5,000
				_	
		DIVISION	9-FINISHES		564,530
		DIVIDION	2-1 INTOFFEO		504,550



PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

LONG BEACH CITY HALL BASEMENT: 16869 ARCHITECT: LPA
OWNER: GRIFFIN-STRUCTURES-INC. 1ST: 22950 DATE: 12/09/03

2ND TO 10TH: 108486 GROSS SF: 141,540

2ND TO 10TH:	108486	GROSS SE:	141,540
Quantity	U/M	Unit Price	Total
1	ALLOW/	2 500 00	2,500
1 .	ALLOW	2,300.00	2,500
20	SET	1.750.00	35,000
			,
80	STALL	750.00	60,000
10	LEVEL	1,500.00	15,000
10	LEVEL	375.00	3.750
10		313.00	5,730
DIVISION 10 SPE	CIALTIES		116,250
DIVISION 11-EQU	JIPMENTS		~
DIVISION 12-FUI	RNISHING		-
13-SPECIAL CONST	RUCTION		-
4 6	a	50,000.00	200,000
		×-1	
4 E	ĒΑ	20,000.00	80,000
4 [- ^	120 000 00	420.000
1 8	-M	130,000.00	130,000
SION 14-CONVEYING	SYSTEM		410.000
	1 20 80 10 10 10 DIVISION 10 SPE DIVISION 11-EQU DIVISION 12-FUI 13-SPECIAL CONST 4 6 4 6 1 8 1 8		1 ALLOW 2,500.00 20 SET 1,750.00 80 STALL 750.00 10 LEVEL 1,500.00 10 LEVEL 375.00 DIVISION 10 SPECIALTIES DIVISION 11-EQUIPMENTS DIVISION 12-FURNISHING 13-SPECIAL CONSTRUCTION 4 ea



PROJECT: 100 LONG BEACH BLVD

ΑL ESTIMATOR:

LONG BEACH CITY HALL

BASEMENT:

16869 ARCHITECT: LPA

OWNER: GRIFFIN-STRUCTURES-INC. 1ST: 22950 DATE: 12/09/03

		2ND TO 10TH:	108486	GROSS SF:	141,540
		Quantity	U/M	Unit Price	Total
DIVISION	15-MECHANICAL				
	RINKLER SYSTEM				
	Fire Sprinkler System	141,540	SF	1.55	220,000
PLŲMBI					
	All drinking fountains to be hi-to configuration (with wing barrier as				
	needed)-PLUMBING-1/level		EΑ	2.750.00	27,500
	Complete restroom renovation-PLUMB/NG-16 Fixtures/levels	160		2,250.00	360,000
	Misc Piping repair at recommended by erosion consultant		ALLOW	15,000.00	15,000
	Repair existing equipment		ALLOW	7,500.00	7,500
	Install trap primer	10	FLOOR	1,800.00	18,000
HVAC					
	Complete restroom renovation-EXHAUST FANS	10	LEVELS	2,750.00	27,500
	Labor to run & test existing equipments	1	LS	25.000.00	25,000
	Labor & Material to repair malfunction equipments	1	LS	190,780.00	190,780
	Labor & Material, for new smoke fire damper-30 ea/floor	300	EA	1.590.00	477,000
	AHU & ductwork cleaning	1	LS	250,000.00	250,000
	Smoke Control System	1	LS	375,000.00	375,000
		DIVISION 15-ME	CHANICAL		1,993,280
	16-ELECTRICAL				
ELECTR					
	Public phones to be removed or lowered to be in compliance- CABLING	1	LS	2,500.00	2,500

D

Complete restroom renovation-ELECTRICAL 10 FLOOR 3,500.00 35,000 Replace lamps in all lobbies to energy efficient-Ground Level 1 FLOOR 1,500.00 1,500 Replace lamps in all lobbies to energy efficient-2nd to 10th 9 FLOOR 500.00 4,500 F & I 5000 amp main circuit breaker 16,500.00 16,500 1 LS Detail study for Fire Life Safety System 1 LS 10,400.00 10,400 Replace all "B" panel on 2nd, 3rd, 5th to 10th floor 16.200.00 16.200 1 LS 1.500.00 Measure loads on transformers 1,500 1 LS Measure loads on panels 1 LS 2,500.00 2,500 Rename Panel 1 LS 400.00 400 Relocate Panel 1,600 LS 1,600.00 Misc electrical rework associates w/ work at other sections 141,540 SF 1.15 162,771

DIVISION 16-ELECTRICAL

GRAND TOTAL:

255,371 4,120,421

Griffin Advisors

Project : Long Beach City Hall East - Class B Building Renovation Scenario Concept Budget Estimate

Date: 19 Dec 03

Task Description	Total Budget	Comments
1 ALTA SURVEY/ TENTAT VE/FINAL PARCEL MAPS	NIC	not required
2 TRAFFIC STUDY	NIC	not required
3 ENVIRONMENTAL AND GEOTECHNICAL	15,000	Environmental Phase i/1. Asbestos abatement survey, excludes geotechnical
4 A/E DESIGN THRU COMPLETION CONSTRUCTION DOC'S		
A/E BASIC SERVICES	907,122	LPA
CIVIL ENGINEERING	EXCL	
LANDSCAPE.	INCL	
MECH/PLUMBING	INCL	
STRUCTURAL	INCL	
ELECTRICAL CONTROL OF	INCL	
GRAPHICS AND SIGNAGE	25,000	
SECURITY LIGHTING	INCL	
HARDWARE	INCL	
	INCL	
A/E Reimbursables	63,499	
V.E. ⊔A⊪uhtusthiaa	03,488	
5 LEGAL:	20,000	Allowance
o cronci	20,000	1 Mariana
6 OST ESTIMATING/VALUE ENGINEER/NG/SCHEDULING	50,000	
Reimburseables	10,000	
	-1777	
7 PROGRAM MANAGEMENT	636,211	
Reimburseables	10,000	
8 CITY OF LONG BEACH FEES	141,540	\$1/sf
9 TESTING & INSPECTION	75,593	1% of hard costs
40 FINANCINO (POINTS/INTEREST/FFFS)	NIIO	
10 FINANCING (POINTS/INTEREST/FEES)	NIC	
Subtotal Soft Costs =	1,953,965	
Subtotal Soft Costs =	1,900,900	
11 CONSTRUCTION COST - Core & Shell	7 559 346	per budget estimate Howard S. Wright Construction Co., see attached cost breakdown
ESCALATION ESSA SITE II		assumes 2.5% per year
Tenant Improvements		\$40/sf Allowance includes A/E, assumes 15% core factor
Toront importantial	4,210,702	The state of the sacontes to the same motor.
12 Asbestos abatement	1,291,400	\$10/st, 4th floor completed (12,400 sf)
Subtotal =	15,404,185	
13 CONTINGENCY @ 10%	1,540,418	
TOTAL =	\$16,944,603	
	\$120	/st
Notes	-	

Notes:

^{1.} Cost escalation for construction is included and assumes a 2006 start



PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL. LONG BEACH CITY HALL BASEMENT: 16869 ARCHITECT: LPA OWNER: GRIFFIN-STRUCTURES-INC. 1ST: 22950 DATE: 12/09/03 2ND TO 10TH: 108486 GROSS SF: 141,540 Quantity U/M **Unit Price** Total DIVISION 1-GENERAL REQUIREMENT'S 141,540 SF 141.540 1.00 DIVISION 2-SITE CONSTRUCTION 141,540 SE 1.53 216,300 **DIVISION 3-CONCRETE** 141,540 SF 0.39 55,000 DIVISION 4-MASONRY 141,540 SE 0.00 DIVISION 5-METALS 141,540 SF 0.71 100,800 141,540 DIVISION 6-WOOD AND PLASTICS SF 0.37 52,500 DIVISION 7-THERMAL AND MOISTURE PROTECTION ŞF 141,540 1.39 196,550 DIVISION 8-DOORS AND WINDOWS ŞF 141,540 262,000 1.85 **DIVISION 9-FINISHES** 141,540 SF 5.06 716.280 **DIVISION 10-SPECIALTIES** 141,540 SE 1.00 141.250 **DIVISION 11-EQUIPMENTS** 141,540 SF 0.00 DIVISION 12-FURNISHING 141,540 SF 1.84 260,000 DIVISION 14-CONVEYING SYSTEM 141,540 SF 5.16 730,000 DIVISION 15-MECHANICAL 141,540 ŞF 17.79 2,518,000 DIVISION 16-ELECTRCAL 141,540 ŞĔ 5.60 792,571 SUBTOTAL 6,182,791 GENERAL CONDITIONS 480,000

SUB GUARD INSURANCE

SUBTOTAL

SUBTOTAL

SUBTOTAL

CONTINGENCY

COST PER SF

TOTAL PROJECT

FEE

INSURANCES

1.00%

1.00%

6.00%

5.00%

61.828

67,246

6,724,619

6,791,865

407,512

7,199,377

359,969

7,559,346

53.41



DDELIMINARY RUDGET	 CLASS B RENOVATION S 	SCENARIO
PRELIMINARI BUDGEI	- CLASS B RENOVATION .	JULNANIU

100 LONG BEACH BLVD ESTIMATOR. AL PROJECT:

LONG BEACH CITY HALL BASEMENT: 16869 ARCHITECT: LPA GRIFFIN-STRUCTURES-INC. OWNER:

DATE: 12/09/03 22950

OWNER:	GRIFFIN-STRUCTURES-INC.	1ST- 2ND TO 10TH:	22950 108486	ĐATE: GROSS SF:	12/09/03 141,540
15 15 March	Description of the second seco	Quantity	U/M	Unit Price	Total
DIVISION	1-GENERAL REQUIREMENT				
CLEAN	IING				
	Rough Clean Up Dumpster	141,540 141,540		0.50 0.25	70,770 35,385
	Final Clean	141,540		0.25	35,385
	DIVISION	1-GENERAL REQ	UIREMENT		141,540
DIVISION	2-SITE CONSTRUCTION				
DEMO	All drinking fountains to be hi-lo configuration (with wing barrier as needed)-DEMO-1/tevel		FA	50.00	500
	Public phones to be removed or lowered to be in compliance		LS	500.00	500
	Complete restroom renovation-DEMO-Fixtures, walls & floor	10	FLOOR	1,250.00	12,500
	Misc demo	1	LS	135,000.00	135,000
	Remove wood sleepers from roof	1	LS	350.00	350
	Entryway paving to be repaired Entryway landscaping to be replaced with a check of the	1	ALLOW	10,000.00	10,000
	irrigation, drainage and waterproofing	1	ALLOW	50,000.00	50,000
	Remove storage areas from parking structure	1	LS	2,500.00	2,500
	Cut opening at sitework for mechanical demo	900	sí	5.50	4,950
	DIVIS	ON 2-SITE CONS	TRUCTION		216,300
	3-CONCRETE				
CONC	RETE All walkways at entries and exits to be brought into compliance	1	ALLOW	22,500.00	22,500
	Entry Paving Repair-Misc		ALLOW ALLOW	7,500.00 25.000.00	7,500 25.000
	Concrete patch at sitewalk due to Mechanical Demo	ı	ALLOW	25.000.00	25,000
		DIVISION 3-0	ONCRETE		55,000
DIVISION	4-MASONRY				

DIVISION 4-MASONRY



PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

 LONG BEACH CITY HALL
 BASEMENT:
 16869 ARCHITECT:
 LPA

 GRIFFIN-STRUCTURES-INC.
 1ST:
 22950
 DATE:
 12/09/03

OWNER: GRIFF(N-STRUCTURES-INC. 1ST: 22950 DATE: 12/09/03 2ND TO 10TH: 108486 GROSS SE: 141.540

	2ND TO 10TH:	108486	GROSS SF:	141,540
Telegraphic telegraphic in the contract of the	Quantity	U/M	Unit Price	Total
DIVISION 5-METALS METAL FABRICATION All drinking fountains to be hi-fo configuration (with wing barrier as				
needed)-RAILING-1/level Emergency stairs to receive compliant railings-MODIFY		EA	560.00	5,600
HANDRAIC and contrast striping. Emergency stairs to receive compliant railings-and contrast	20	FLIGHT	360.00	7,200
striping-STRIPING AT THREAD. Emergency stairs to receive compliant railings-MODIFY	20	FLIGHT	100.00	2,000
GUARDRAIL. Countertop Support Entryway trellis to be reinforced	10	FLIGHT FLOOR ALLOW	2,500.00 1,100.00 25,000.00	50,000 11,000 25,000
	DIVISION	15-METALS		100,800
DIVISION 6-WOOD AND PLASTICS ROUGH FRAMING				
Misc blocking FINISH CARPENTRY & INTERIOR ARCH WOODWORK Complete restroom renovation-COUNTERTOP-Fixtures, walls &	10	FLOOR	1,750.00	17,500
Floor	20	SET	1,750,00	35.000
DIVISIO	N 6-WOOD AND	PLASTICS		52,500



100 LONG BEACH BLVD PROJECT:

ESTIMATOR: AL

OWNER:

LONG BEACH CITY HALL GRIFFIN-STRUCTURES-INC. BASEMENT: 1ST:

16869 ARCHITECT: 22950

LPA

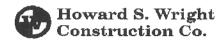
2ND TO 10TH:

108486

DATE: 12/09/03 GROSS SE-

141 540

	2ND TO 10TH:	108486	GROSS SF:	141,54
	Quantity	U/M	Unit Price	Total
ISION 7-THERMAL AND MOISTURE PROTECTION	N			
WATERPROOFING				
Replace existing plumbing fixture w/ new-WATERPROOFING	2,560	SF	4.75	12,16
BUILDING INSULATION				
Complete restroom renovation-!NSULATION	10	FLOOR	624.00	6,24
BUILT UP ROOFING				-
Remove wood sleepers from roof-PATCH ROOF	1	ALLOW	3,500,00	3,50
FLASHING & SHEETMETAL				-
Repair mildew damage at parking structure venting	1	ALLOW	25,000.00	25,00
SEALANT Reseal and water test all exterior glazed skin	65,000	e E	2.25	- 146,25
Caulking at door frame		ŞĒT	20.00	3,40
DIVISION 7-THERMAL AN	D MOISTURE PR	OTECTION		196,55
SION 8-DOORS AND WINDOWS				
DOOR/FRAME/HARDWARE All doors to receive ADA compliant hardware closers-REPLAGE				
DOOR/FRAME-15 set/level	150	SET	1,200.00	180,00
Replace existing plumbing fixture w/ new-VESTIBULE DOOR-2 set/level				
ALUMINUM DOOR	20	SET	1,100.00	22,00
Main entry doors to be replaced	3	SET	20.000.00	60.00
				·-
	14 24 24 24 24 24 24 24 24 24 24 24 24 24			
DIVISION	8-DOORS AND	WINDOWS		262,00



PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

LPA

OWNER:

LONG BEACH CITY HALL GRIFFIN-STRUCTURES-INC.

BASEMENT: 1ST:

2ND TO 10TH:

16869 ARCHITECT: 22950

DATE: 12/09/03 108486 GROSS SF:

141,540

	2110 10 10111.	100400	011000001	141,540
	Quantity	U/M	Unit Price	Total
DIVISION 9-FINISHES				
PLASTER				
Infill stairwell to create vestibule	2,240	\$ F	32.00	71,680
GYPSUM BOARD				
All drinking fountains to be hill to configuration (with wing barrier as needed1-BACKING-1/level		EA	320.00	3.200
All doors to receive ADA compliant hardware closers-FRAME				
OPENING-15 set/level Complete restroom renovation-FRAMING-Wali & ceiling		set	200.00	30,000
Electrical-Drywall & Finish Repair Work associates w/ electrical	10	FLOOR	10.664.00	106,640
work-Ground Level	1	FLOOR	3.500.00	3,500
Electrical-Drywall & Finish Repair Work associates w/ e/ectrical work-2nd to 10th	_			
Electrical-Ceiling Finishes Repair Work associates w/ electrical	9	FLOOR	1,500.00	13,500
work-Ground Level	1	FLOOR	15.000,00	15,000
Electrical-Ceiling Finishes Repair Work associates w/ electrical work-2nd to 10th	_			
		FLOOR FLOOR	1,750.00 3,500.00	15,750 35,000
Replace all finishes in public areas-SKIM COAT DRYWALL Fire Protection-Wall Finishes Repair Work associates w/ Fire	10	1 LOOK	3,300.00	33,000
Protection work-Ground Level Fire Protection-Wall Finishes Repair Work associates w/ Fire	1	FLOOR	1.500.00	1,500
Profestion work-2nd to 10th	9	FLOOR	750.00	6.750
Fire Protection-Ceiling Finishes Repair Work associates w/ Fire				0,100
Protection work-Ground Level Fire Protection Celling Finishes Repair Work associates w/ Fire	1	FLOOR	3,000.00	3,000
Protection work-2nd to 10th	9	FLOOR	2 000.00	18,000
HVAC-Wail Finishes Repair Work associates w/ Fire Protection			_,	
work-Ground Lever HVAC-Walf Finishes Repair Work associates w/ Fire Protection	1	FLOOR	10,000.00	10,000
work-2nd to 10th	9	FLOOR	9,000.00	81,000
HVAC-Ceiling Finishes Repair Work associates wil Fire				
Protection work-Ground Level HVAC-Celling Finishes Repair Work associates w/ Fire	1	FLOOR	2,800.00	2,800
Protection work-2nd to 10th	9	FLOOR	1,800.00	16,200
HVAC-Rated shaft for smoke control system	10	FLOOR	2,040.00	20,400
CERAMIC TILE				-
Complete restroom renovation-CERAMIC TILE-Wall & ceiling	10	FLOOR	10,240.00	102,400
Replace all finishes in public areas-ELEVATOR LOBBY FLOOR	10	FLOOR	2,000.00	20,000
ACOUSTICAL CEILING				-
Replace all finishes in public areas-CE/LING	10	FLOOR	2,250.00	22,500
CARPETING				-
Replace all finishes in public areas-CARPET & BASE	10	FLOOR	2,800.00	28,000



1ST:

PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

OWNER:

LONG BEACH CITY HALL GRIFFIN-STRUCTURES-INC. BASEMENT:

16869 ARCHITECT: 22950

LPA DATE: 12/09/03

		2ND TO 10TH.	108486	GROSS SF:		141,540
	Discount of the Control of the Contr	Quantity	U/M	Unit Price	Tota	
PAINTII	NG					
	All drinking fountains to be hi-lo configuration (with wing barrier as needed)-PAINT-1/level All doors to receive ADA compliant hardware closers-PAINT		EA	150.00		1,500
	DOOR & FRAMF-15 set/level	150	SET	120.00		18,000
	Complete restroom renovation-PAINT CEILING, WALL & DOOR	10	FLOOR	496.00		4,960
FRP	Replace all finishes in public areas-PAINT & WALLCOVERING	10	FLOOR	6,000.00		60,000
FKF	FRP at Janitor Closet	10	FLOOR	500.00		5,000
		DIVISION	9-FINISHES			716,280



PROJECT: 100 LONG BEACH BLVD

ESTIMATOR: AL

LONG BEACH CITY HALL

BASEMENT:

16869 ARCHITECT:

LPA

OWNER: GRIFFIN-STRUCTURES-INC

1ST:

22950

DATE: 12/09/03

OWNER:	GRIFFIN-STRUCTURES-INC.	1ST: 2ND TO 10TH:	22950 108486	DATE: GROSS SF:	12/09/03 141,540
		Quantity	U/M	Unit Price	Total
DIVISIO	N 10 SPECIALTIES				
BUIL	LDING SPECIALTIES				
TOIL	Telephone Enclosure LET ACCESSORIES	1	ALLOW	2,500.00	2,500
	Complete restroom renovation-TOILET ACC-2 SET/FLOOR	20	SET	1.750.00	35,000
TOIL	.ET COMPARTMENT-STALL Complete restroom renovation-TO;LET PARTITION-8				
COL	STALL/FLOOR DE COMPLIANCE SIGNAGE	80	STALL	750.00	60,000
000	All signage to be brought into code compliance Exterior signage for the building, including pedestrian level and at		LEVEL	1,500.00	15,000
	the tope of the building. Location could be at the north face for maximum visibility.	1	ALLOW	25,000.00	25,000
FIRE	EXTINGUISHER & CABINET F E & Cabinet	10	LEVĒL	375.00	3,750
		DIVISION 10 SP	ECIALTIES		141,250
DIVISIO	N 11-EQUIPMENTS				
		DIVISION 11-EQ	UIPMENTS		
DIVISIO	N 12-FURNISHING				
	DOW TREATMENT				-
	Uniform window coverings throughout building.	65,000	SÍ	4.00	260,000
		DIVISION 12-FL	JRNISHING		260,000
DIVISIO	N 13-SPECIAL CONSTRUCTION				
	DIVISION 13	-SPECIAL CONS	TRUCTION		-
DIVISIO	N 14-CONVEYING SYSTEM				
_,,,,	Run/Test equipment and replace any malfunctions Modify elevators to incorporate a new lower panel, emergency	4	EA	130,000.00	520,000
	phone, ADA signage, etc. Negotiate compliance with Building official to utilize freight	4	EA	20,000.00	80,000
	elevator in emergencies	1	EA	130,000.00	130,000
	DIVISIO	N 14-CONVEYIN	G SYSTEM		730,000
					100,000



D

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT: 100 LONG BEACH BLVD ESTIMATOR: AL

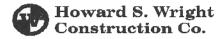
 LONG BEACH CITY HALL
 BASEMENT:
 16869 ARCHITECT:
 LPA

 OWNER:
 GRIFFIN-STRUCTURES-INC.
 1ST:
 22950 DATE:
 12/09/03

2ND TO 10TH: 108486 GROSS SE: 141 540

	2ND TO 10TH:	108486	GROSS SF:	141,540
	Quantity	U/M	Unit Price	Total
DIVISION 15-MECHANICAL				
FIRE SPRINKLER SYSTEM				
Fire Sprinkler System	141,540	SF	1.52	215,000
PLUMBING				
All drinking fountains to be hi-lo configuration (with wing barrier	as			
needed)-PLUMBING-1/level	10	EA	2,750.00	27,500
Complete restroom renovation-PLUMBING-16 Fixtures/levels	160	EΑ	2,250.00	360,000
Misc Piping repair at recommended by erosion consultant	1	ALLOW	15,000.00	15,000
Repair existing equipment	1	ALLOW	7,500.00	7,500
Install trap primer	10	FLOOR	1,800.00	18,000
Riser replacement	10	FLOOR	4,800.00	48,000
Plumbing gas line & work associates with Mechanical System				
Upgrade		FLOOR	1,000.00	10,000
Plumbing line & work associates with New Emergeny Generato.	г 1	LS	12,500.00	12,500
HVAC				
Complete restroom renovation-EXHAUST FANS	10	LEVELS	2,750.00	27,500
Labor & Material to replace malfunction equipments	1	ALLOW	675,000.00	675,000
Labor & Material for new smoke fire damper-30 ea/floor	300	EΑ	1,590.00	477,000
AHU & ductwork cleaning	1	LS	250,000.00	250,000
Smoke Control System	1	LS	375,000.00	375,000
	DIVISION 15-ME	CHANICAL		2,518,000

DIVISION 15-MECHANICAL
Allowance of \$ 1,000,000 for replace malfunction equipments



PROJECT: 100 LONG BEACH BLVD ESTIMATOR:

AL. I PA

OWNER:

LONG BEACH CITY HALL GRIFFIN-STRUCTURES-INC BASEMENT: 16869 ARCHITECT: 1ST:

22950 DATE: 12/09/03

2ND TO 10TH: 108486 GROSS SF: 141.540

Quantity U/M **Unit Price** Total DIVISION 16-ELECTRICAL ELECTRICAL Public phones to be removed or lowered to be in compliance-CABLING 1 LS 2.500.00 2.500 Complete restroom renovation-ELECTRICAL 10 LEVELS 3,500.00 35,000 Replace all fixtures in all lobbies-Ground Level 1 FLOOR 25,000.00 25,000 Replace all fixtures in all lobbies-2nd to 10th 9 FLOOR 4.000.00 36.000 F & I 5000 amp main circuit breaker 1 LS 16,500.00 16,500 Replace all "B" panel on 2nd, 3rd, 5th to 10th floor 1 LS 16,200.00 16,200 Measure loads on transformers 1 LS 1.500.00 1.500 Measure loads on panels 2,500.00 2,500 1 LS Rename Panel 1 LS 400.00 400 Relocate Panel 1 LS 1.600.00 1.600 Remove & Replace existing 120/208 volt distribution 1 L\$ 157,200.00 157,200 Remove & Replace Fire Alarm System 1 LS 183.400.00 183,400 New Emergeny Generator 110.000.00 110,000 1.18 Power disconnect & reconnection for HVAC equipment 28 EA 1,500.00 42,000 Misc electrical rework associates w/ work at other sections 141,540 SF 1.15 162,771 **DIVISION 16-ELECTRICAL** 792,571

GRAND TOTAL: 6,182,791

New emergency generator required per new code for smoke

Griffin Advisors

Project: Long Beach City Hall East - Long Term Investment Building Renovation Scenario Concept Budget Estimate

Date: 19 Dec 03

_	Task Description	Total Budget	Comments
1	ALTA SURVEY/ TENTATIVE/FINAL PARCEL MAPS	NIC	not required
1			
2	TRAFFIC STUDY	NIC	not required
3	ENVIRONMENTAL AND GEOTECHNICAL	15,000	Environmental Phase I/II. Asbestos abatement survey, excludes geotechnical
_			
4	A/E DESIGN THRU COMPLETION CONSTRUCTION DOC'S		
-	A/E BASIC SERVICES	1,287,888	LPA
-	CIVIL ENGINEERING	EXCL	6.1.1
	LANDSCAPE	INCL	
-	MECH/PLUMBING	INCL	
1	STRUCTURAL	INCL	
1	ELECTRICAL	INCL	
, -	GRAPHICS AND SIGNAGE	25,000	
-	SECURITY	INCL	
	LIGHTING	INCL	
_	HARDWARE	INCL	
-	111 11 15 11 1 1 1 1 1 1 1 1 1 1 1 1 1		
_	A/E Reimbursables	90,152	
5	LEGAL:	20,000	Allowance
6	OST ESTIMATING/VALUE ENGINEERING/SCHEDULING	50,000	
_	Reimburseables	10,000	
7	PROGRAM MANAGEMENT	997,494	
	Reimburseables	10,000	
-			
-	OTTY OF LONG BEACH FEED	443 540	A s · . I
8	CITY OF LONG BEACH FEES	141,540	\$1/sf
0	TESTING & INSPECTION	160,986	1% of hard costs
-	TESTING & INCITES TION	100,000	170 01100 0000
-			
.0	FINANCING (POINTS/INTEREST/FEES)	NIC	
-	Subtotal Soft Costs =	2,808,060	
-	CONSTRUCTION COST OF A CL		
11	CONSTRUCTION COST - Core & Shell		per budget estimate Howard S. Wright Construction Co., see attached cost breakdown
	ESCALATION		assumes 2.5% per year
-	Tenant Improvements	4,216,782	\$40/sf Allowance, includes A/E, assumes 15% core factor
12	Offsite improvements (streetscape)	250 000	aflowance
12	energy in providing to the constant of	250,000	Withhirds
13	Asbestos abatement	1,291,400	\$10/sf, 4th floor completed (12,400 sf)
1			
	Subtotal =	25,479,830	
-	CONTINUE NOV & 400		
.4	CONTINGENCY @ 10%	2,547,983	
-		*** *** * * * * * * * * * * * * * * * *	
	TOTAL =	\$28,027,813	
	Makas	\$198	/8 f

Notes:

^{1.} Cost escalation for construction is included and assumes a 2006 start



 PROJECT:
 100 LONG BEACH BLVD
 ESTIMATOR:
 AL

 LONG BEACH CITY HALL
 BASEMENT:
 16869 ARCHITECT:
 LPA

 OWNER:
 GRIFFIN-STRUCTURES-INC.
 1ST:
 22950
 DATE:
 12/09/03

2ND TO 10TH: 108486 GROSS SF 141,540 U/M Unit Price Total Quantity DIVISION 1-GENERAL REQUIREMENTS 141,540 \$F 1.00 141.540 1.204.061 DIVISION 2-SITE CONSTRUCTION 141,540 SF 8.51 **DIVISION 3-CONCRETE** 141,540 \$F 0.52 73,463 **DIVISION 4-MASONRY** 141,540 SF 0.00 DIVISION 5-METALS 141,540 SF 16.31 2.309,150 190,000 DIVISION 6-WOOD AND PLASTICS 141,540 SF 1.34 DIVISION 7-THERMAL AND MOISTURE PROTECTION 141,540 SF 5.59 790,840 3,096,000 DIVISION 8-DOORS AND WINDOWS 141,540 \$F 21.87 **DIVISION 9-FINISHES** 141,540 ŞF 5.67 802,200 141,540 SF 1.00 141,250 DIVISION 10-SPECIALTIES 141,540 SF 0.28 40,000 **DIVISION 11-EQUIPMENTS** 141,540 SF 0.62 87.750 DIVISION 12-FURNISHING DIVISION 14-CONVEYING SYSTEM 141,540 SF 11.37 1,610,000 DIVISION 15-MECHANICAL 141,540 SF 15.71 2,223,447 DIVISION 16-ELECTRCAL 141.540 SF 6.85 969,845 SUBTOTAL 13,679,546 780,000 GENERAL CONDITIONS 136,795 SUB GUARD INSURANCE 1.00% 14,596,341 SUBTOTAL 145,963 INSURANCES 1.00% SUBTOTAL 14,742,305 589,692 FEE 4.00% 15.331.997 SUBTOTAL 766,600 CONTINGENCY 5.00% **TOTAL PROJECT** 16,098,597

COST PER SF

113.74

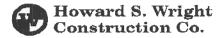


PROJECT: 100 LONG BEACH BLVD

ESTIMATOR: AL

LONG BEACH CITY HALL BASEMENT: 16869 ARCHITECT: LPA OWNER: GRIFFIN-STRUCTURES-INC. 1ST: 22950 DATE: 12/09/03

OWNER:	GRIFFIN-STRUCTURES-INC.	2ND TO 10TH:	108486	GROSS SF:	141,540
		Quantity	U/M	Unit Price	Total
DIVISION	1-GENERAL REQUIREMENT				
CLEAN					
	Rough Clean Up	141.540		0.50	70,770
	Dumpster Final Clean	141,540 141,540		0.25 0.25	35,385 35,385
	DIVISI	ON 1-GENERAL REG	UIREMENT		141,540
	2-SITE CONSTRUCTION				
DEMO	Strip entire building, interior & exterior skin	141.540	ef	7.08	1,002,104
	Cut opening at sitework for mechanical demo	900	-	5.50	4,950
	Demo Roof	22.950		0.85	19.508
	Demo Mechanical equipment	•	ALLOW	80,000.00	80,000
	Entryway paving to be repaired Entryway landscaping to be replaced with a check of the	1	ALLOW	10.000.00	10,000
	irrigation, drainage and waterproofing	1	ALI.QW	85,000.00	85,000
	Remove storage areas from parking structure	1	LS	2,500.00	2,500
	יום	VISION 2-SITE CONS	TRUCTION		1,204,061
	3-CONCRETE				
CONCR	ETE Public sidewalk upgrade & repair due to construction	3.025	e E	8,50	25.713
	Concrete Infill at sitewalk due to Mechanical Demo	- /	ALLOW	25,000.00	25,000
	Decorate conc topping at Building entrance	2,275	SF	10.00	22,750
		DIVISION 3-0	CONCRETE		73,463
DIVISION	4-MASONRY				
		DIVISION 4	-MASONRY		_



PROJECT: 100 LONG BEACH BLVD

ESTIMATOR: AL

LONG BEACH CITY HALL
OWNER: GRIFFIN-STRUCTURES-INC.

BASEMENT: 1686

16869 ARCHITECT: LPA

1ST:

22950

DATE: 12/09/03

2ND TO 10TH:

108486

GROSS SF:

141.540

	2ND TO 10TH:	108486	GROSS SF:	141,540
	Quantity	U/M	Unit Price	Total
DIVISION 5-METALS				
STRUCTURAL STEEL				
Seismic retrofit	141,540		15.00	2,123,100
Exterior panel-embeded items	65,000	sf	2.25	146,250
METAL FABRICATION				
All drinking fountains to be hi-lo configuration (with wing barrier as				
needed)-RAIL!NG-1/level	10	EA	560.00	5,600
Emergency stairs to receive compliant railings-MODIFY	00	FLICIT	200.00	7 200
HANDRAIL and contrast striping. Emergency stairs to receive compliant railings-and contrast	20	FLIGHT	360.00	7,200
striping-STRIPING AT THREAD.	20	FLIGHT	100.00	2.000
Entryway trellis to be reinforced		ALLOW	25.000.00	25.000
Emyndy wome to so remoted	,			
	DIVISION	I 5-METALS		2,309,150
DIVISION 6-WOOD AND PLASTICS				
ROUGH FRAMING	10	FLOOR	2,750.00	27,500
Misc blocking FINISH CARPENTRY & INTERIOR ARCH WOODWORK	10	FLOOR	2,730.00	21,300
Restroom countertop	20	SET	2,250.00	45,000
Wood base & wall panel at main lobby	1	ALLOW	27.500.00	27,500
Wood base & wall panel at upper level lobby	9	ALLOW	10,000.00	90,000
DIVISIO	ON 6-WOOD AND	DI ASTICS		190,000
DIVISIO	711 0-11-00D AND	LENGTION		150,000



PROJECT: 100 LONG BEACH BLVD

OWNER:

ESTIMATOR: AL.

LONG BEACH CITY HALL

GRIFFIN-STRUCTURES-INC.

BASEMENT:

16869 ARCHITECT: LPA

1ST:

22950

DATE: 12/09/03

141,540

3,096,000

	2ND TO 10TH:	108486	GROSS SF:	141,540
	Quantity	U/M	Unit Price	Total
DIVISION 7-THERMAL AND MOISTURE PROTECT	ON			
WATERPROOFING				
Restroom floor waterproofing	2.560	SF	4.75	12,160
FIRE PROOFING	•			
Fire proofing	141,540	SF	1.75	247,695
BUILDING INSULATION				
Corridor & Restroom wall-400 If/floor	10	FLOOR	2,080.00	20,800
BUILT UP ROOFING				
Rigid Insulation	22,950		4.50	103,275
Built up roofing	22,950	SF	6.75	154,913
FIRE SAFING	4 700		12.00	21,120
Fire safing at floor perimeter	1,760	LF	12.00	21,120
FLASHING & SHEETMETAL	22,950	QE.	2.45	56.228
Flashing & Sheetmetal Repair mildew damage at parking structure venting		ALLOW	25,000.00	25.000
SEALANT	'	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	20,000.00	
Caulk exterior window system	65,000	SF	2.25	146,250
Caulking at door frame	170	SET	20.00	3,400
DIVISION 7-THERMAL	AND MOISTURE PR	ROTECTION		790,840
DIVISION 8-DOORS AND WINDOWS				
DOOR/FRAME/HARDWARE	440		4.000.00	132.000
Corridor door & frame		EΑ	1,200.00	
Restroom vestibule door	20	SET	1,100.00	22,000
SMOKE DOOR				
Smoke door by elevator lobby	10	SET	2,200.00	22,000
STOREFRONT SYSTEM & ALUMINUM STOREFRONT ENTRANCE		A	00 000 00	60.000
Entrance	65,000	\$ET	20,000.00 44.00	2,860,000
Curtain wall system w/ sprandrel glass at floor lines	00,000	91	44.00	2,000,000

DIVISION 8-DOORS AND WINDOWS



PROJECT: 100 LONG BEACH BLVD

OWNER:

ESTIMATOR: AL ROHITECT: LPA

141,540

LONG BEACH CITY HALL

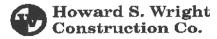
BASEMENT: 16869 ARCHITECT:

GRIFFIN-STRUCTURES-INC.

1ST: 22950 DATE: 12/09/03

2ND TO 10TH: 108486 GROSS SF:

RAZES.		Quantity	U/M	Unit Price	Total
/ISION	9-FINISHES				
GYPSUI	M BOARD				
• • .	Rated core & shell wall-400 lf/tevel	10	FLOOR	34.500.00	345.00
	Drywall Ceiling at restroom & elevator lobby-420 sf/level	10	FLOOR	4,200.00	42,00
	Exterior wall-pony wall framing-176 lf/level	1,760	LF	65.00	114,40
	Parapet framing	300	ŁF	65.00	19,50
CERAMI	CTILE				-
	Restroom-CERAMIC TILE-Wall & ceiling	10	FLOOR	10,240.00	102,40
	ELEVATOR LOBBY FLOOR	10	FLOOR	2.000.00	20,00
ACQUS1	FICAL CEILING				-
	CEILING	10	FLOOR	2,250.00	22,50
CARPET					-
	CARPET & BASE	10	FLOOR	2,800.00	28,00
PAINTIN	_				
	Paint door & frame		SET	120.00	19,20
	Paint wall & ceiling	10	FLOOR	8,420.00	84,20
FRP					<i>-</i>
	FRP at Janitor Closet	10	FLOOR	500.00	5,00
		DIVISION	9-FINISHES	Print-Males	802.20



THE RESERVE TO	PRELIMINARY BUDGET -	LONG TEI	RM SCE	NARIO	State San A	PER PROPERTY.
PROJECT: OWNER:	100 LONG BEACH BLVD LONG BEACH CITY HALL GRIFFIN-STRUCTURES-INC.	BASEMENT: 1ST;	16869 22950	ESTIMATOR: ARCHITECT: DATE:	AL LPA 12/09/03	1100
		2ND TO 10TH:	108486	GROSS SF:		141,540
	a to a count be diseased our transfer in the constant with the	Quantity	U/M	Unit Price	To	otal
	10 SPECIALTIES					
	NG SPECIALTIES Telephone Enclosure CACCESSORIES	1	ALLOW	2,500.00		2,500
10126	Complete restroom renovation-TOILET ACC-2 SET/FLOOR	20	SET	1.750.00		35,000
TOILET	COMPARTMENT-STALL Complete restroom renovation- TOILE1 PARTITION-8			,		.,
	STALL/FLOOR	80	STALL	750.00		60,000
CODE	COMPLIANCE SIGNAGE All signage to be brought into code compliance Exterior signage for the building, including pedestrian level and at		LEVEL	1,500.00		15,000
	the tope of the building. Location could be at the north face for maximum visibility.	1	ALLOW	25,000.00		25,000
FIRE E	XTINGUISHER & CABINET FE & Cabinet	10	LEVEL	375.00		3,750
		DIVISION 10 SP	ECIALTIES			141,250
DIVISION	11-EQUIPMENTS					
WINDO	W WASHING SYSTEM	4		40.000.00		40,000
	Window system Stage		LS LS	40,000.00 30,000.00		40,000
		DIVISION 11-EQ	UIPMENTS			40,000
	12-FURNISHING WITHEATMENT					
1111450	Uniform window coverings throughout building.	65,000	sf	1.35		87,750
		DIVISION 12-FU	JRNISHING			87,750
DIVISION	13-SPECIAL CONSTRUCTION					
	DIVISION 13	-SPECIAL CONS	TRUCTION		· ·	
		C. LOIAL COM				-
DIVISION	14-CONVEYING SYSTEM					
	New elevator Cab Upgrade Freight elevator	4	EA EA EA	295,000.00 20,000.00 350.000.00		1,180,000 80,000 350,000

DIVISION 14-CONVEYING SYSTEM

1,610,000



PROJECT: 100 LONG BEACH BLVD ESTIN

ESTIMATOR: AL.

 LONG BEACH CITY HALL
 BASEMENT:
 16869 ARCHITECT:
 LPA

 OWNER:
 GRIFFIN-STRUCTURES-INC.
 1ST:
 22950
 DATE:
 12/09/03

ID TO 10TH: 108486 GROSS SE:

141,540

		2ND TO 10TH:	108486	GROSS SF:	141,540
	MARKET AND REPORTED BY A STATE OF THE PARTY	Quantity	U/M	Unit Price	Total
DIVISION	15-MECHANICAL				
FIRE SP	RINKLER SYSTEM				
	Fire Sprinkler System	141,540	SF	1.15	162,771
PLUMBII	NG				
	Complete Building Plumbing System Plumbing gas line & work associates with Mechanical System	141,540	SF	1.65	233,541
	Upgrade	10	FLOOR	1,000.00	10,000
HVAC	Plumbing line & work associates with New Emergeny Generator	1	LS	12,500.00	12,500
	New central plant	141,540	SF	12.75	1,804.635
	New DDC control system		LS		INC
		DIVISION 15-ME	CHANICAL		2.223,447
DIVISION 1	16-ELECTRICAL				
LLLOTT	Replace parking structure lighting w/ T8 lighting	1	LS	14,450.00	14.450
	Complete Building Electrical System	141,540	SF	6.75	955,395
		DIVISION 16-EL	ECTRICAL		969,845
			C	GRAND TOTAL:	13,679,546

Long Beach City Hall - East

fard Cost : Clarifications & Assumptions

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CSI Division/Trade	"Baseline" Renovation Scenario	Class 'B+' Building Renovation Scenario	"Long Term Investment" Building Renovation Scenario	Comments
DIVISION 1 - General Inclusions DIVISION 1 - General Exclusions	Office Building SF is based on LPA letter dated 10/14/03 @ 141,540 sf Baseline approach assumes complete R & R restrooms.	Office Building SF is based on LPA letter dated 10/14/03 @ 141,540 sf Complete R & R restrooms	Office Building SF is based on LPA letter dated 10/14/03 @ 141,540 sf Complete R & R restrooms	
	Cost for parking stall increase.	Cost for parking stall increase.	Consider live work units within the building Cost for parking stall increase.	
DIVISION 2 - Sitework				
	Remove wood sleepers from roof Entryway paving to be repaired Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing Remove storage areas from parking structure Includes an allowance of \$ 50,000 for replace existing landscape & waterproofing membrane at planter box	Remove wood sleepers from roof Entryway paving to be repaired Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing Remove storage areas from parking structure Includes an allowance of \$ 50,000 for replace existing landscape & waterproofing membrane at planter box	Remove storage areas from parking structure Includes strip entire building from interior to exterior skin Entries to be removed and upgraded to compliment new design of structure Includes an allowance of \$ 85,000 for replace existing landscape & waterproofing membrane at planter box	
	Includes an allowance of \$ 22,500 for II walkways at entries and exits to be brought into compliance	Includes an allowance of \$ 22,500 for II walkways at entries and exits to be brought into compliance	Includes an allowance of \$ 25,713 for replace existing concrete sidewalk with new decorative/enhanced concrete Includes an allowance of \$ 22,750 for new concrete topping/finishes at building entrance.	ADA Compliance
•	Emergency stairs to receive compliant railings and contrast striping by replacing existing handrail & guardrail An allowance of \$ 25,000 for etryway trellis to be reinforced	Emergency stairs to receive compliant railings and contrast striping by replacing existing handrail & guardrail An allowance of \$ 25,000 for etryway trellis to be reinforced	Emergency stairs to receive compliant railings and contrast striping by replacing existing handrail & guardrail An allowance of \$ 25,000 for etryway trellis to be reinforced Existing stairways to remain Includes an allowance of \$ 15/sf for seismic retrofit of existing structure	ADA Compliance
DIVISION 6 - Wood & Plastic	includes corian countertop for core & shell restrooms.	includes corian countertop for core & shell restrooms.	Includes corian countertop for core & shell restrooms. Includes an allowance of \$ 117,500 for paneling, running trim & standing strim at main lobby & elevator lobbies	
DIVISION 7 - Thermal & Moisture Prote	ection Repair mildew damage at parking structure venting	Reseal and water test all exterior glazed skin Repair mildew damage at parking structure venting	Reseal and water test all exterior glazed skin Replace existing roofing system with built up roof & rigid insulation Repair mildew damage at parking structure venting Replace exterior glazing with insulated glass for increased energy conservation	
		Includes waterproofing under ceramic tile at upper level restroom floor.	Replace entire cladding to update appearance and energy conservation Includes waterproofing under ceramic tile at upper level restroom floor. Includes fireproofing at structural steel members Includes sound insulation at restroom walls and corridor walls only	
DIVISION 8 - Doors/Frames & Hardwar	All doors to receive ADA compliant hardware closers	Replace (3) Main entry doors	Replace (3) Main entry doors Includes (130) hollow metal frames with prefished wood door at restrooms, core & shell Includes (10) sets of smoke doors at elevator lobbies. Includes an allowance of \$ 44/sf for new exterior curtain wall system	ADA Compliance ADA Compliance

Long Beach City Hall - East lard Cost : Clarifications & Assumptions

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CSI Division/Trade	"Baseline" Renovation Scenario	Class 'B+' Building Renovation Scenario	"Long Term Investment" Building Renovation Scenario	Commen
				0 4 10 1902
SION 9 - Finishes	Clean and repair all flooring & wall covering and ceilings in all public areas. Includes new Standard Dal Tile at Restroom Floors and 8 ft ht wainscot at Wet Walls.	Replace all finishes in public areas Includes new Standard Dal Tile at Restroom Floors and 8 ft ht wainscot at Wet Walls. Includes 2x2 acoustical ceiling tile at corridors. Includes an allowance of \$ 28,000 for new carpet and carpet base at corridor area.	Includes new metal frame & drywall approx. 400 lf/level for new core & shell Includes new Standard Dal Tile at Restroom Floors and 8 ft ht wainscot at Wet Walls. Includes 2x2 acoustical ceiling tile at corridors. Includes an allowance of \$ 28,000 for new carpet and carpet base at corridor area.	
	Includes infill exterior wall to create vestibule at exterior stairs	Includes infill exterior wall to create vestibule at exterior stairs		B. S.
SION 10 - Specialties	Includes an allowance of \$ 15,000 for all signage to be brought into code compliance Includes floor mounted plastic laminate toilet partition.	Includes an allowance of \$ 15,000 for all signage to be brought into code compliance Includes an allowance of \$ 25,000 for exterior signage for the building, including pedestrian level and at the tope of the building. Location could be at the north face for maximum visibility. Includes floor mounted plastic laminate toilet partition.	Includes an allowance of \$ 15,000 for all signage to be brought into code compliance Includes an allowance of \$ 25,000 for exterior signage for the building, including pedestrian level and at the tope of the building. Location could be at the north face for maximum visibility. Includes floor mounted plastic laminate toilet partition.	ADA Complian
ION 11 - Equipment	includes not intuited plastic laminate toler partition.			
			Includes an allowance of \$ 40,000 for upgrade window-washing equipment	STATE OF STA
ION 12 - Furnishings		Management of the control of the con	Budget includes an allowance of \$87,750 for window covering throughout bulding exterior.	
	Run/Test equipment and repair any malfunctions An allowance of \$ 80,000 is included for modify elevators to incorporate a new lower panel, emergency phone, ADA signage, etc. & upgrade finishes in elevator cabs. Negotiate compliance with Building official to utilize freight elevator in emergencies	Run/test equipment and replace and malfunctioning equipment An allowance of \$80,000 is included for modify elevators to incorporate a new lower panel, emergency phone, ADA signage, etc. & upgrade finishes in elevator cabs. Negotiate compliance with Building official to utilize freight elevator in emergencies	Replace elevator equipment and cabs-(4) passengers & (1) freight elevator An allowance of \$ 80,000 is included for (4) elevator cab finishes upgrade.	ADA Complia
ION 15 - Mechanical				FIRE PROTE
	Provide full building fire sprinkler system All drinking fountains to be hi-lo configuration (with wing barrier as needed) Complete restroom renovation Enlist the services of a Corrosion Consultant and test sample pilping of all plumbing systems in the building. Repai piping in disrepair. Upgrade non-complying fixtures to ADA requirements (e.g. urinals, drinking fountains, etc.) Run/test plumbing equipment (booster pumps, sump pumps, water heaters) and repair malfunctioning equipment.	Provide full building fire sprinkler system All drinking fountains to be hi-lo configuration (with wing barrier as needed) Complete restroom renovation Enlist the services of a Corrosion Consultant and test sample piliping of all plumbing systems in the building. Repai piping in disrepair. Replace all galvanized iron water pipe with copper. Upgrade non-complying fixtures to ADA requirements (e.g. urinals, drinking fountains, etc.) Run/test plumbing equipment (booster pumps, sump pumps, water heaters) and repair malfunctioning equipment.	Replace all galvanized iron water pipe with copper. Upgrade non-complying fixtures to ADA requirements (e.g. urinals, drinking fountains, etc.) Replace existing house pump system with package triplex booster pumps and hydropneumatic tank, factory assembled on a common steel base to meet system requirements. The existing house pump system is original equipment that is beyond the end of its anticipated service life. The new system would maintain a constant uniform water pressure regardless of fluctuations in suction pressure. Then ex system would provide greater energy efficiendy particularly at extended time periods of low or no demanc. The new system would be installed at the same location as the existing with new piping and valves connecting to existing piping. Electrical service to the house pump system will need to be addressed in this scope of work. Replace existing duplex sewage ejector pumps and controls with new, of like	ADA Compliar ADA Compliar PLUMBING PLUMBING PLUMBING
			capacity, at basement. The existing sewage ejector pumps are beyond the end of its anticipated sercie life. Electrical sercie to ejectors will need to be addressed in this scope of work. At core area restrooms, remove all existing plumbing fixtures and provide new rough-in's and water conservation fixtures based on architectural layout for ADA accessibility. Existing fixtures likely do not meet current water conservation standards, and are not ADA compliant. Replace core piping to main stacks and	PLUMBING

Long Beach City Hall - East lard Cost: Clarifications & Assumptions

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2003/12/08				
CSI Division/Trade	"Baseline" Renovation Scenario	Class 'B+' Building Renovation Scenario	"Long Term Investment" Building Renovation Scenario	Comments
	Provide trap primers for floor drains. Run/test equipment and repair Inspect building and identify fire-rated walls and ceilings. Provide appropriate protection for HVAC openings in rated walls and ceilings. Test all air handling surfaces (e.g. Duct interiors, air handler interior panels, coils,	Provide trap primers for floor drains. Includes an allowance of \$ 675,000 for Run/test equipment and replace malfunctioning equipment Inspect building and identify fire-rated walls and ceilings. Provide appropriate protection for HVAC openings in rated walls and ceilings. Test all air handling surfaces (e.g. Duct interiors, air handler interior panels, coils,	Provide trap primers for floor drains. Replace all HVAC central plant equipment with contemporary, high efficiency equipment and systems (e.g. high efficiency chillers with non-CFC refrigerant, variable volume air handlers, etc.). Provide natural gas fired heating hot water boiler. Inspect building and identify fire-rated walls and ceilings. Provide appropriate protection for HVAC openings in rated walls and ceilings. Test all existing interior duct surfaces for hazardous materials (e.g. mold, mildew,	PLUMBING HVAC
	drain pans, filters, etc.) for hazardous materials (e.g. mold, mildew, etc.). Clean ductwork and air handling unit interior surfaces as required.	drain pans, filters, etc.) for hazardous materials (e.g. mold, mildew, etc.). Clean ductwork and air handling unit interior surfaces as required.	etc.). Clean ductwork as required.	HVAC
DIVISION 15 - Mechanical (continue	od)			
	Provide smoke control system.	Provide smoke control system.	Provide smoke control system. Provide new condenser water system for tenant computer room air conditioners (e.g. roof-mounted closed circuit coolers, pumps and pipe risers.).	HVAC
			Provide new secondary air distribution systems with electronic VAV boxes, ceiling	HVAC
			diffusers and return air registers. Approximate zone density of 1,000 square feet per zone. Provide new microprocessor-based direct digital controls to control air conditioning	HVAC
			systems (DDC). Remove pneumatic controls.	HVAC
NVISION 16 - Electrical	Public phones to be removed or lowered to be in compliance	Public phones to be removed or lowered to be in compliance	Public phones to be removed or lowered to be in compliance	ADA Compliance
	Replace lamps in all lobbies and restrooms to energy efficient Complete restroom renovation	Replace all fixtures in all lobbies and restooms	Budget includes complete R & R for electrical system from electrical distribution to lighting fixtures	Title 24
		Complete restroom renovation F. & I 5000 amp main circuit breaker Replace all "B" panel on 2nd, 3rd, 5th to 10th floor Measure loads on transformers Measure loads on panels Rename Panel Relocate Panel Remove & Replace existing 120/208 volt distribution Remove & Replace Fire Alarm System New Emergeny Generator Power disconnect & reconnection for HVAC equipment		